

LEGEND:

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES .025 x .025 x 1.20 STANDARD IRON BAR
- IB DENOTES .015 x .015 x 0.60 IRON BAR
- 375 DENOTES BLACK, SHOEMAKER et. al., O.L.S.'s
- VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
- P1 DENOTES DEPOSITED PLAN 61R-10742 BY (VH)

SANITARY SERVICE

STORM SERVICE

WATER SERVICE

OVERHEAD HYDRO

FENCELINE

TREE PROTECTION FENCE

SILT FENCE

CENTRELINE OF ROAD

TOP OF BANK

DITCH/SWALE

CONCRETE

GRAVEL

PAVESTONE

ASPHALT

BUILDING

EXISTING ELEVATION x 289.66

PROPOSED ELEVATION x (289.66)

HYDRO METER

GAS METER

CATCHBASIN

MANHOLE

SIGN

DECIDUOUS TREE

CONIFEROUS TREE

TREE TO BE REMOVED

UNDERGROUND SERVICES:

SANITARY: BASED ON LOCATION OF MANHOLES AND SERVICE DRAWING No. J-422 FROM THE CITY OF GUELPH.

STORM: BASED ON LOCATION OF MANHOLES, CATCH BASINS AND SERVICE DRAWING No. J-422 FROM THE CITY OF GUELPH.

WATER: BASED ON LOCATION OF VALVES, FIRE HYDRANTS AND SERVICE DRAWING No. J-422 FROM THE CITY OF GUELPH.

NOTES:

- DWELLING IS ILLUSTRATED FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE.
- THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY AND FROM CITY RECORDS.
- MATCH TO EXISTING GRADE AT ALL LOT LINES. ATTEMPTS ARE TO BE MADE TO ENSURE ANY ABUTTING LOTS WITH DRAINAGE OUTLETING ONTO THE SUBJECT PROPERTY WILL CONTINUE TO DO SO.
- SUMP PUMP TO DISCHARGE TO REAR YARD.
- ANY GRADING WORKS THAT EXTEND INTO THE ABUTTING PROPERTIES MAY ONLY BE DONE WITH THE WRITTEN PERMISSION OF THE AFFECTED PROPERTY OWNER.
- BOULEVARD PORTION OF DRIVE TO BE PAVED.
- MAXIMUM DRIVEWAY WIDTH IS 6.0m.
- ALL WORK IN RIGHT OF WAY TO BE COMPLETED BY CITY FORCES.
- 0.5m MINIMUM BETWEEN DRIVEWAY AND NEAREST LOT LINE MUST BE LANDSCAPED SPACE (IE: GRASS, ETC.).
- MINIMUM CLEARANCE OF DRIVEWAY TO HYDRO POLE IS 1.5m. CURBING IS REQUIRED TO PROTECT HYDRO POLE DUE TO REDUCED CLEARANCE.

SERVICING NOTES:

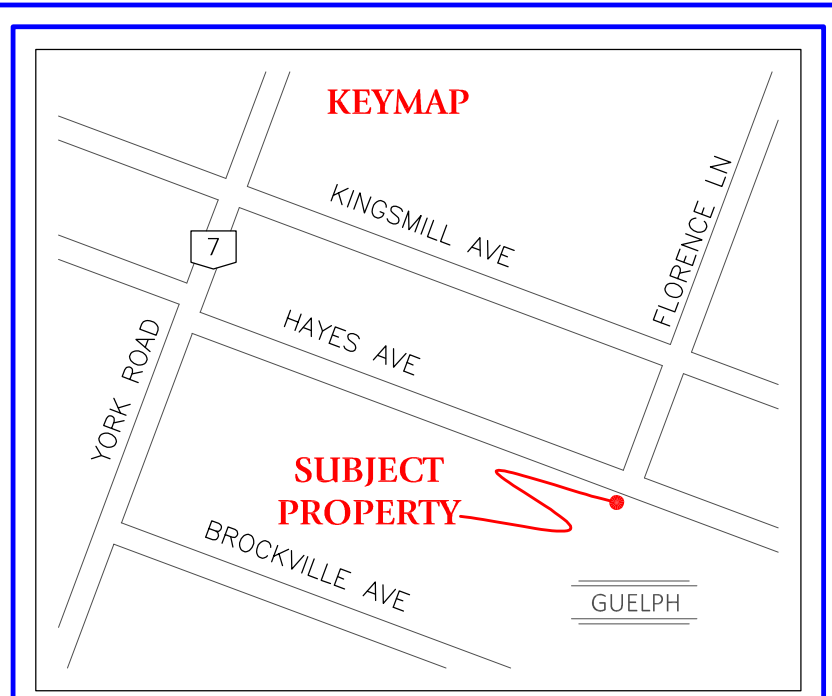
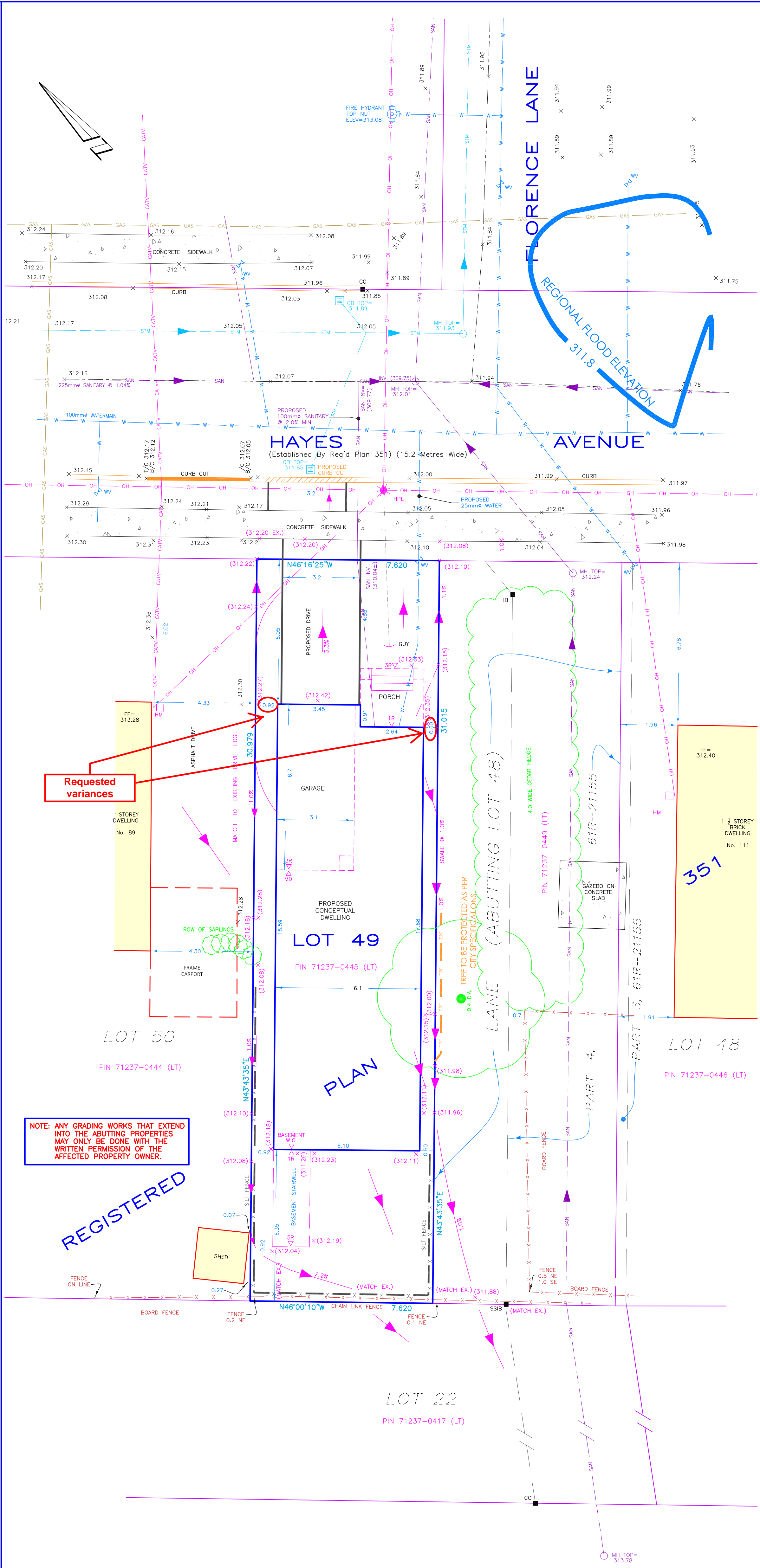
- WORK IN MUNICIPAL RIGHT-OF-WAY TO BE BY CITY FORCES.
- THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY AND FROM CITY RECORDS.
- PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.
- NEW SERVICES ARE REQUIRED.
- WATER SERVICE TO BE 25mm DIA. TYPE "K" SOFT COPPER.
- SANITARY SERVICE TO BE 100mm DIA. PVC SDR.28 @ 2.0% MINIMUM SLOPE.

SEDIMENT AND EROSION CONTROL NOTES:

- ALL SILT FENCING TO BE INSPECTED AND INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING OR EXCAVATING.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ANY ADDITIONAL EROSION CONTROL STRUCTURES.
- ALL EROSION CONTROL STRUCTURES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED BY RESTORATION OF GROUND COVER.

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.



PROPERTY DESCRIPTION:

- PIN 71237-0445 (LT)
- LOT 49, REGISTERED PLAN 351
- CITY OF GUELPH

ZONING: RESIDENTIAL (R.1C-3/RL-2)

- MINIMUM LOT AREA = 370m²
- MINIMUM LOT FRONTAGE = 12.0m
- MINIMUM FRONT YARD = 6.0m
- MINIMUM INTERIOR SIDE YARD = 1.2m REQUIRED (0.92/0.60 PROPOSED)
- MINIMUM REAR YARD = 6.2m (20% LOT DEPTH)

PROPOSED DWELLING:

TOP OF FOUNDATION	=	(312.72)
UNDERSIDE OF FOOTING	=	(310.18)
BASEMENT FLOOR	=	(310.41)
FINISHED FLOOR	=	(313.08)
GARAGE CUT	=	(0.30)

NOTES:

- 7'-10" FOUNDATION WALLS

* REGULATORY FLOOD ELEVATION = 311.80 (REFERENCE: SEC. No. 101951)

SURVEY INFORMATION:

BENCHMARK REFERENCE:
ELEVATIONS ARE BASED ON GPS OBSERVATIONS TO PERMANENT REFERENCE STATIONS AND HAVE BEEN CORRECTED TO ORTHOMETRIC ELEVATIONS WITH GEOID MODEL HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

TOPOGRAPHIC SURVEY DATE:
THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 16th DAY OF FEBRUARY, 2018.

CAUTION: - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- THIS SKETCH IS PROTECTED BY COPYRIGHT. ©

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SITE PLAN FOR:
ALL OF LOT 49, REGISTERED PLAN 351
CITY OF GUELPH
COUNTY OF WELLINGTON

DRAWING REVISION SCHEDULE

NO.	REVISION	DATE
3	UPDATE BUILDING POSITION	JULY 5, 2023
2	REVISED GRADING/DWELLING	APRIL 26, 2023
1	CLIENT COMMENTS	MARCH 22, 2019

PREPARED FOR: DAVID ING
PROJECT No. 25562-18
DRAWING SCALE 1 : 100

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com info@vanharten.com

DRAWN BY: T.M.L. DESIGNED BY: W.V. CHECKED BY: J.M.L.
Jul 05, 2023-3:28pm
G:\GUELPH\351\ACAD\FITTING LOT 49 (ING) UTM 2010 NR REV2.dwg